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BALTIMORE CITY DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

Curtis Bay Recreation Center  
1630 Filbert Street  
Curtis Bay, MD 21226  
  
Tuesday, July 23, 2019

BEFORE: DAVID BOWERS, COMMISSION PRESIDENT

MEMBERS PRESENT:

- MATT HILL
- SHANNON SNOW
- DAMIEN HAUSSLING
- TISHA GUTHRIE
- ALAN INGRAHAM
- VERNADINE KIMBALL
- IIETHA JOYNES

Reported by:  
Bryson Dudley

1 Speakers:

2 PETER SABONIS  
SHOSHANA KIMBALL  
3 CHRISTIAN MILLWORTH  
CARLOS SANCHEZ  
4 NADIA PATTERSON  
ERNEST LINDSAY  
5 STEPHANIE THOMPSON  
ANDREA MAMINSKI  
6 TERRELL ASKEW  
SHANIA CHILDS  
7 MAYA MITCHELL  
TY HULLINGER  
8 KAREN WALKER  
TODD CHURKETS  
9 KELLY MERQUIT  
DAN BROWN  
10 DERRICK THOMPSON  
ERIC J. CANALES  
11 JOHN  
GAITHER  
12 DAVID WASHINGTON HENRY  
DESTINY WOFFORD

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Meeting called to order by President Bowers

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P R O C E E D I N G S

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(6:22 p.m.)

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MR. BOWERS: It is 6:22 p.m., on Tuesday, July 23, 2019. I am David Bowers, the President of the Baltimore City Affordable Housing Trust Fund Commission. I call this July 23, 2019, meeting to order. I want to thank everybody for coming. We are here at the Curtis Bay Recreation Center in Baltimore.

The agenda we will jump into. Before we do the agenda, jump into the agenda, let me remind folks that there's a sign-in sheet that's being -- there are sign-in sheets being circulated through the audience. Those are the official sign-in sheets for our Commission meetings. Some of you also probably signed in there, which is great, but please make sure you sign in on the white forms that are going around. And once they're all done, if you don't mind, just kind of pass them out, thank you, sir, at that back table. So if you haven't, please sign in there.

A reminder, our restrooms are down the hall.

1 One on the right, one on the left. And also a reminder,  
2 if you need Spanish translation, if you don't mind  
3 raising your hand here. And up front, our good friend  
4 here will help provide that, and has equipment for you.

5 So now having called the meeting to order, I'm  
6 going to ask if we can do a roll call to see if we  
7 actually have a quorum here this evening. So I will go  
8 down the list:

9 Ernst Valery.

10 David Bowers is present.

11 Jalal Greene.

12 Iietha Joynes

13 MS. JOYNES: Here.

14 MR. BOWERS: Iietha Joynes is present.

15 Vernadine Kimball.

16 MS. KIMBALL: Present.

17 MR. BOWERS: Tiara Watkins.

18 Tisha Guthrie.

19 MS. GUTHRIE: Present.

20 MR. BOWERS: Thank you, Ms. Guthrie.

21 Cindy Truitt.

1 Damien Haussling.

2 MR. HAUSSLING: Here.

3 MR. BOWERS: Damien Haussling is present.

4 Matt Hill.

5 MR. HILL: Here.

6 MR. BOWERS: Matt Hill is present.

7 Shannon Snow.

8 MS. SNOW: Here.

9 MR. BOWERS: Shannon Snow is present.

10 And Alan Ingraham.

11 MR. INGRAHAM: Here.

12 MR. BOWERS: Alan Ingraham is present.

13 So seeing the presence of 1, 2, 3, 4, 5, 6, the  
14 quorum is indeed present with more than half the members  
15 of the Commission here. Thank you.

16 Next on our agenda will be the approval of the  
17 June minutes. Members of the Commission should have a  
18 synopsis. By way of reminder for everyone who is  
19 present, there is a full transcript that is taken of each  
20 of these meetings. That means, literally, every word  
21 that is said by members and anyone in the public and any

1 presenters, word-for-word is transcribed and is kept.  
2 These are, eventually, once we get past the meeting and  
3 get it approved at the next meeting, will then be going  
4 up on the website for the Commission. So everything is  
5 captured. For the purposes of approval by Commission  
6 Members, there is a synopsis that is done that looks to  
7 capture the major points that were discussed, and have  
8 those approved. So I'll ask that Commission Members to  
9 take a look at the synopsis. I would actually offer one  
10 edit that I would suggest on the back page of the  
11 synopsis, the top bullet that currently reads, Commission  
12 Members noted the importance of their input and the need  
13 to provide permanent affordable housing for 30 percent  
14 and below of the area median income. NOFA should also  
15 include how funds will be used to address racial  
16 inequities.

17 My suggestion is that we edit that bullet to  
18 state that the Commission Members, and this comes from  
19 page 67 of the actual transcript from the meeting in  
20 June, and I'm quoting, and this was from the President  
21 Bowers. Well, let the minutes reflect that at this

1 meeting tonight that was a recommendation made to the  
2 Department to seek as a goal deep income targeting and  
3 maximizing affordability terms. And there was no  
4 objection to that on the Commission. So I want to change  
5 the noting the importance and needing to provide to  
6 actually made a recommendation to the Department.

7 Is there any objection to that edit?

8 Hearing none, that will be made.

9 Any other suggestions of changes, edits to the  
10 meeting synopsis? I'll give Members another two or three  
11 minutes to read over it.

12 (Pause.)

13 MR. BOWERS: At any point we'll entertain a  
14 motion to accept the meeting synopsis with the edit that  
15 was mentioned before.

16 MR. INGRAHAM: I so move.

17 MR. BOWERS: That was Alan Ingraham. So moved.

18 Is there a second?

19 MS. SNOW: Second.

20 UNIDENTIFIED SPEAKER: I second it.

21 MR. BOWERS: A second by Shannon Snow.

1 All in favor say aye.

2 UNIDENTIFIED SPEAKERS: Aye.

3 MR. BOWERS: Aye.

4 Any objections?

5 No objections. Thank you. The meeting  
6 synopsis is approved, and again will be put up on our  
7 website.

8 So now the next thing on our agenda is we have  
9 a written -- a brief summary. Unfortunately, our  
10 Commission Member, who is a DHCD Chief Operating Officer,  
11 Jay Greene, is unfortunately out today. And so we are  
12 provided with a few bullets for us to look at from the  
13 Commission. We'll get a much more anticipated much more  
14 robust conversation at our August meeting with the  
15 Department, the Department staff, the notebook framework,  
16 some ideas and bullets that they have been working on,  
17 obviously, they'll come with that for discussion.  
18 Obviously, things that come out of this meeting that can  
19 be shared with the Department before that will also be  
20 there. I want to be clear, what they will be coming with  
21 in August is not the notebook. They are kind of working

1 on a framework of suggestions, thoughts that they have  
2 for the notebook. But they'll be coming with a much more  
3 robust conversation in August. But at least these are  
4 some bullets by way of update. If anybody has any points  
5 of observation they want to make on this document, feel  
6 free at this moment. If not, we'll move on.

7 But does anybody have any observations they  
8 want to make from what's been handed out?

9 MR. HILL: Yeah, briefly.

10 MR. BOWERS: By the way -- Matt Hill.

11 MR. HILL: Yes, Mr. Bowers. So one thing I'd  
12 like to hear from DHCD about maybe at the next meeting,  
13 and I think I asked for it for this meeting, but how much  
14 money is in the Trust Fund would be really helpful for us  
15 to know that as we think about these things.

16 MR. BOWERS: How much money is in the Trust  
17 Fund. A request to find out. And, Matt, I will let you  
18 know we did make that request to the Department. They  
19 said, replied back to us that they would come with that  
20 information in August. So we did pass that request  
21 along.

1 Any other observations, comments from the  
2 sheet?

3 Okay. Thank you.

4 We are excited then today we have as a guest  
5 presenter here Peter Sabonis, who is with the Baltimore  
6 Housing Roundtable, is here to present some information.  
7 I believe that there were handouts of the presentation  
8 that are available on the table there at the back.  
9 Commission Members have it. Peter, I think, may have a  
10 handout for Commission Members also around the  
11 PowerPoint. But what we've done is ask Peter to take  
12 about 15 minutes just because we're running a little bit  
13 behind. At 15 minutes I'll give him the 5-minute warning  
14 sign. So have about 20 minutes, up to 20 minutes to walk  
15 through our presentation. Then we'll have time for  
16 Commission Members to have dialog, suggestions,  
17 questions, either for Peter and/or amongst ourselves.

18 All right, Peter. Thank you.

19 MR. SABONIS: Thank you very much. It's a  
20 privilege to be before you and to make a presentation,  
21 and I respect truly the expertise that's up here at this

1 table. And when I got autographs from you, it wasn't  
2 simply a joke. I do really respect that. And I think  
3 the rest of you should get autographs too. These are  
4 going to be valuable. My son asked me to get autographs.  
5 He watches all the Housing Commission meetings.

6 But nevertheless, I am Peter Sabonis, and I am  
7 a program associate with the National Economic and Social  
8 Rights Initiative. We work with communities, community  
9 organizers on economic rights. And those rights are  
10 housing, education, work with dignity, and healthcare.  
11 And I have a Baltimore connection, a long time Baltimore  
12 connection. I was co-founder of the Homeless Persons  
13 Representation Project, a Director there for about 10  
14 years. Also co-founder of the United Workers, who is the  
15 anchor organization of the Baltimore Housing Roundtable,  
16 which is to help with their development of the  
17 Roundtable.

18 So I am going to present essentially a summary,  
19 a PowerPoint of this, which is entitled, Rise, Reclaim,  
20 Rebuild. And essentially, this is a guide, a criteria  
21 for a NOFA, for a Notice of Funding Application. The

1 first part is a matrix. You'll see that pages 4 to 10 in  
2 your book, in your booklet. And that sets forth a number  
3 of points for specific issues, specific areas, specific  
4 applicant commitments. And the rest of the document is  
5 essentially a narrative explaining why. So this is a  
6 suggestion to the Commission as to where the priorities  
7 should be. And this suggestion comes from the Fair  
8 Development Roundtable, the Baltimore Housing Roundtable,  
9 and it is really the product of thousands and thousands  
10 of conversations with folks who signed the petition to  
11 create the Housing Trust Fund, and then who signed the  
12 petition to get money into the Housing Trust Fund. And  
13 it's also experience based and evidence based.

14           Just briefly where we start, we start, we talk  
15 about housing in Baltimore or in any West Coast city, we  
16 talk about race. And Baltimore, as you know, our history  
17 like so many other cities, is one of segregation and  
18 serial displacement. We have so many, so many things  
19 that have happened over the years, racial zoning,  
20 segregated public housing, the racial covenants, the  
21 block busting, the covenant communities, urban renewal,

1 the Hopkins Broadway Development Project, the Inner  
2 Harbor elimination of rooming houses. One thing that  
3 folks -- not a lot of folks know about. There is EBDI,  
4 East Baltimore Development, and there is the predatory  
5 lending and foreclosure crisis. And all of this, of  
6 course, is in the past, some of it the recent past. But  
7 it has basically created our map, and the footprint that  
8 we deal with. In 1937, on the left, is the famous  
9 redline map where the communities in red, the  
10 neighborhoods in red essentially indicated this is  
11 racially risky. There are black people who live here.  
12 Do not invest here. Or, if you invest here, require a  
13 little bit more return, a little bit higher premium, et  
14 cetera. That's the redline map of 1937. That was based  
15 on race.

16           Today, we don't do that anymore, but we have  
17 that in 2017 the housing market typology map, which is on  
18 the right. That is not based on race, but it's based on  
19 a number of factors. But that housing market typology  
20 map really, if you can look at the orange portions of the  
21 map and compare them to the red portions of the map on

1 the left, you'll see that many areas overlap. Some areas  
2 don't. Some have moved. But the bottom line is that  
3 there's a footprint that was set a long time ago, and  
4 that we're dealing with now. And that term is commonly  
5 called structural racism. But this housing market  
6 typology map really is a key focus of the Fair  
7 Development Roundtable because we felt that over the  
8 years the market typology map has been the guiding force  
9 of investment in Baltimore. Let's see what the market's  
10 doing, and let's -- when I say let's, let government  
11 money follow the market. And what we're saying is no,  
12 no, no, no. The government is different than the market.  
13 The private market cannot produce affordable housing. If  
14 you want any demonstration of that, count the number of  
15 vacant houses, count the number of homeless persons, and  
16 you'll see that the private market has no ability to meet  
17 brutal housing needs in the City.

18           So what we say is we need to be proactive.  
19 Proactive with development, proactive with housing  
20 because housing is development. And essentially we need  
21 a principle equitable development, fair development

1 framework. And we have been advocating that framework  
2 for seven years now. And this started before the  
3 rebellion where we got into economic development, and saw  
4 that as the way, the way where you're fundamental  
5 economic needs are met. And we put forth at that time,  
6 and still embrace, five principles, human rights  
7 principles of universality, equity, participation,  
8 transparency and accountability.

9           And universality just simply means everybody is  
10 in. Everybody's needs are considered equally. But  
11 equity there's a little tension with that, with equity.  
12 Because with equity we say equality of outcome and  
13 equality of opportunity, equality of outcome. And given  
14 the slide that you saw earlier with the long history of  
15 racial discrimination in the City, you understand that we  
16 need equality of outcome because not everybody starts at  
17 the same starting place.

18           Participation means essentially democracy. But  
19 our view of participation means that government must  
20 engage, engage communities and support their  
21 participation in decision making. It's not simply enough

1 to hold a meeting, announce the meeting, and see who  
2 shows up. Government has a responsibility to reach out.  
3 I mean, I get notices on my -- tech messages on my phone  
4 from all sorts of places. I bought a t-shirt from a  
5 place, and three years later I still get text messages  
6 from them. We can set up systems. We have so many  
7 systems nowadays to engage me, to tell me what's going  
8 on. And electronically, my goodness, we have the ability  
9 to reach out and engage our population.

10           Transparency and accountability, I think you  
11 know what that means. And so we articulate each of these  
12 in this report or this matrix on different pages, and  
13 you'll see that that's how we organize them.

14           But how do we operationalize this into a way  
15 that is understandable? And we today put forth three  
16 prongs. One is permanent affordability. The other is  
17 racial equity, and the last is community control and  
18 support.

19           Permanent affordability can be done in a number  
20 of ways. And what we're talking about is housing that is  
21 always affordable. Affordable for 99 years, not

1 affordable for 20 years -- 30 years. Always. You can do  
2 that through community land trust. You can do that  
3 through deed restrictions. We're going to see some other  
4 entities. The Pittsburgh Housing Community, Pittsburgh  
5 Housing Trust Fund has moved to prioritize where at least  
6 50 percent of their funds are now for permanent  
7 development. I'll show you a slide that looks at the  
8 Montgomery County Inclusionary Housing Law and what  
9 they're doing there now in terms of permanent  
10 affordability. Burlington, Pittsburgh, Philadelphia, DC,  
11 are all now either embracing permanent affordability in  
12 their Housing Trust Funds or considering it.

13           Racial equity. So much to talk about there.  
14 There's place based visions. We looked at those redline  
15 maps. We looked at the market typology maps. There  
16 should be a priority, and we articulate that in this  
17 matrix for redline or historically disinvested  
18 communities. In terms of person-based race equity, real  
19 estate equity is something, and we'll call it the small  
20 'e' of equity. But real estate equity through  
21 cooperatives, rental housing dividends, and home

1 ownership should really be examined here. This is not  
2 just don't -- I think that we need to go beyond the idea  
3 that, okay, there is rental housing, and then there's  
4 home ownership. There are ways in terms of rental  
5 housing and other models of housing that we can use to  
6 build equity. And equity doesn't simply have to -- use  
7 of land.

8           Deep affordability. I don't need to say  
9 anything about that. And we also articulate communities  
10 of opportunity should be used for new housing  
11 construction, and we have points in there for that as  
12 well.

13           Finally, community control and support. The  
14 community must -- we prioritize the meaningful role of a  
15 community in ownership, control and/or development and/or  
16 stewardship of housing.

17           Supportive housing we also feel is a part of  
18 community control and community support. Supportive  
19 housing is an evidence based outstanding program to get  
20 folks off the street.

21           Resident participation. There are many ways

1 that residents can participate even in rental housing.  
2 We examined some of those over the course of the last few  
3 months.

4           Let's dive down. A couple of these -- I'm at  
5 11 minutes right now. Permanent affordability. I  
6 mentioned Montgomery County. Montgomery County's  
7 Inclusionary Housing Law is well known. Everybody know  
8 that if you know inclusionary housing. Basically, if a  
9 developer in Montgomery County back in 1976 wanted to do  
10 a market rent development they had to allocate a chunk of  
11 that housing for affordable housing. Outstanding. What  
12 a wonderful idea. Since 1976 they've produced 13,000  
13 affordable housing units, 13,000. There was no permanent  
14 affordability. How many are left today? 2,361. So that  
15 graph on the left where the darker parts of those bars  
16 there, show the decline in the affordability of the  
17 affordable housing units.

18           Montgomery County has now adopted permanent  
19 affordability for their inclusionary housing. As I say,  
20 Pittsburgh's Housing Trust Fund, 50 percent of it is for  
21 permanent affordability. We think 100 percent of this

1 should be for permanent affordability. Permanent  
2 affordability makes sense in terms of the use of public  
3 dollars. Because you retain the subsidy in the units, in  
4 the property forever. And this example on the right,  
5 which shows a project, a LIHTC project, a Low-Income  
6 Housing Tax Credit project, in Burlington, Vermont, that  
7 has 336 households was built 20 years ago for \$12  
8 million, \$12.3. That the small bar on the left, right?  
9 20 years later those restrictions on the Low-Income  
10 Housing Tax Credit expire. The 336 units built on market  
11 rate, all those people get pushed out. Where do they go?  
12 Well, let's create another 336-unit housing development.  
13 You know how much that's going to cost today? That's  
14 the bar on the right, \$53 million. It cost \$12 million.  
15 Now it costs \$53 million to do the same thing, and the  
16 Vermont example, which I think it's on page -- let me get  
17 this right. No, I didn't get it right. Oh, it's on page  
18 16. Indicates that this \$12 million 336-unit development  
19 can continually be sustained with just an infusion of  
20 about \$330,000 in capital funds, which is amazing.

21 So this is smart policy, permanent

1 affordability.

2           I'll drill down quickly on race equity. I'm at  
3 the 14-minute mark. Price priority. I think we just  
4 simply follow the neighborhood impact investment fund  
5 areas. In terms of personal priority, in terms of equity  
6 and wealth, we put an example in here about home  
7 ownership. 50 percent AMI home ownership. Community  
8 land trusts have an outstanding record in that range.  
9 And 90 percent of folks who go into home ownership at  
10 that level -- into community land trust are still there  
11 five years later or they've moved onto market rate  
12 housing. Other government programs, a 55 percent success  
13 rate. The traditional government programs, here's some  
14 money for a down payment. We'll reduce this. We'll  
15 reduce that. Five years later 50 percent of them are  
16 back to renting, okay. Community land trusts provide  
17 that support.

18           Another piece of race equity, deep  
19 affordability. Associated Black Charities did an  
20 excellent study on employment by race in Baltimore City,  
21 in the Baltimore metro region. I just want to point out

1 something on 30 percent AMI, okay. Compared to the  
2 sectors that most black households are employed in, in  
3 Baltimore City, they all cover around 30 percent AMI in  
4 terms of an annual median earning. Median earnings mean  
5 half are above, half are below. Service jobs, sales  
6 office jobs, administrative support jobs, transportation  
7 and moving jobs. They all range from 22,000 to \$35,000  
8 annual earnings, annual median earnings. The 30 AMI, the  
9 30 area median income level is 25,650. That's 83  
10 percent. 83 percent of the working black households have  
11 those jobs in Baltimore City. Okay.

12           Public housing defined is reflected on the  
13 right. We used to have 18,393 units of public housing in  
14 1992. Because of Hope VI and because of privatization we  
15 will have 5,790 in 2020.

16           And, finally, we have some excellent examples  
17 in this City of community control. On the right, we have  
18 successful cooperatives that still exist. They were  
19 created in the 1970s. Reservoir Mutual Homes, Washington  
20 Mutual Homes, Waverly Terrace. Who were they created by?  
21 The Housing Authority of Baltimore City, Bob Embry.

1 Little creativity. We had a lot of money. I understand  
2 that. But look at what they did. They put in for low  
3 income housing they created co-ops, and those folks are  
4 still living there today, and they're paying like \$500 a  
5 month. It's incredible. And they have a share of  
6 ownership in the housing. Incredible.

7           Such successful community land trusts in  
8 Baltimore, I'm part of one. Charm City Community Land  
9 Trust. We've had 20 properties for 15 years now. And  
10 now we're moving into housing. So there are examples out  
11 there.

12           That is the end of my presentation, and like I  
13 said, it's the tip of the iceberg of this report, and I  
14 ask you to take your time with it, and delve into it, and  
15 appreciate where it comes from.

16           Thank you.

17           MR. BOWERS: I want to thank Peter. Talking  
18 about coming in on time and early. So we appreciate  
19 that.

20           If you don't mind sticking by the mic, I'm  
21 going to open the floor for Commission Members who may

1 have questions. Let me just say if Commission Members  
2 have any questions, appreciate the report. I had a  
3 chance to read the report, and I commend to folks if you  
4 have not had an opportunity to read this report,  
5 definitely read it. You may agree or disagree with  
6 certain things in there, but there is certainly a lot in  
7 here. So certainly commend everyone's reading this  
8 report.

9           So the floor is open. Commission Members, any  
10 questions?

11           Alan Ingraham. Yes, sir.

12           MR. INGRAHAM: Peter, I think it's a great  
13 presentation. I would very much like to get some more  
14 detail from those cities that have been so successful,  
15 background on how they did it.

16           MR. SABONIS: Okay.

17           MR. INGRAHAM: What I've learned from your  
18 positive lesson.

19           MR. SABONIS: Great. I think we can provide  
20 that.

21           The point was simply that Mr. Ingraham,

1 Ingraham?

2 MR. INGRAHAM: Ingraham.

3 MR. SABONIS: Ingraham said that we can learn  
4 from those other cities that were so successful, and  
5 would appreciate that information. And we at the Fair  
6 Development Roundtable say what? Yes. Yes, of course  
7 we'll get that information.

8 MR. BOWERS: Work on the choreography on that  
9 one.

10 MR. SABONIS: Got to give me his autograph.

11 MR. BOWERS: That's good, right.

12 Other questions, comments folks have? I have a  
13 few, but I want to see if others have questions,  
14 comments.

15 Okay. So I'm going to -- and others can chime  
16 in if you have. Just raise your hand. Peter, there are  
17 a few -- let me just say I anticipate that one of the  
18 things that Members of the Commission will hopefully be  
19 willing to do is to have some deep dives from various  
20 sectors who have recommendations and thoughts on the  
21 NOFA, kind of roundtables, if you would, where we can

1 really just go deep on things like this from various  
2 sectors of the community grid large. When I say  
3 community, I mean broadly defined. So but if there are  
4 few specific questions, as I was looking through the  
5 report, one is under the universality section, the  
6 recommendations around employment, percentages of new  
7 hires, percentages around MBEs and the like, can you  
8 share with the room are those numbers based on -- what  
9 are those numbers grounded in? Are they grounded in  
10 comparable number and other parts of requirements in this  
11 City or other cities or are these kind of new numbers  
12 that are put out as targets to go forth.

13 MR. SABONIS: As a lawyer, I think I'm  
14 obligated to give you a response that isn't direct. But  
15 I will try to be direct. And that is it's a little bit  
16 of both.

17 MR. BOWERS: Okay.

18 MR. SABONIS: With the MBE, the WBE, the DBE,  
19 those were pulled from other cities, other states, and we  
20 can provide you with that information. In terms of the  
21 new hires in construction, this is on page 5 for those of

1 you --

2 MR. BOWERS: Thank you.

3 MR. SABONIS: -- following along, the  
4 percentages that were set forth there or proposed there  
5 are based on discussions with a number of nonprofit  
6 developers and based on discussions with the Mayor's  
7 Office of Economic Development, and also -- in the  
8 shaping, adding into that some of requirements of other  
9 cities. May not be Housing Trust Fund requirements. It  
10 may just be resident requirements.

11 In terms of environmental sustainability, and  
12 in terms of elimination of blights in the vacants, the  
13 environmental sustainability is basically pretty much  
14 industry standards. We just go beyond that a little bit  
15 with talking about renewable energy, urban agriculture  
16 site composting and similar environmentally sustainable  
17 components. And we do that because over time we have, as  
18 we've started this in the context of development, we have  
19 realized that community ownership of land and community  
20 control of land or land control essentially determines  
21 what happens on the land. And if you look around this

1 community when you came in here, and you saw all the  
2 industrial land or the land that's been used in the past  
3 for industrial or even being used now, you see that. You  
4 see that essentially the environmental challenges, the  
5 injustice challenges in this community are the result of  
6 land use decisions and the control of land. And if we  
7 are going to do anything about climate change and about  
8 the challenges environmentally, we need to be able to  
9 control the land.

10 MR. BOWERS: Thank you.

11 MR. SABONIS: That's basically where that comes  
12 from.

13 MR. BOWERS: I've got several other questions.  
14 But, again, I'm going to -- I'll pause to see if other  
15 members have questions.

16 Yes, ma'am, Ms. Guthrie.

17 MS. GUTHRIE: Yes. I don't know if this is  
18 actually a question you can answer. All right. Again,  
19 this is Tisha Guthrie. And, again, Peter, thank you so  
20 much for this presentation. I know it took a lot of time  
21 and a lot of energy, but it's definitely spot on. I'm

1 not sure if this is a question that you can answer. But  
2 nationally, the national stage has really been putting on  
3 the table the idea of reparations. And to me this is a  
4 time to strike while the iron is hot. And Baltimore has  
5 been on the wrong side of history for a long time, and  
6 this is an opportunity for us to really be a trailblazer  
7 in a national dialog. And I'm wondering if what you're  
8 presenting could actually lead us in the right direction  
9 to taking a step toward reparations.

10 MR. SABONIS: That's a wonderful question, and  
11 I think that there are a number of people out there who  
12 have already thought about this in the context of land  
13 and community land ownership. And one is Katherine  
14 Franke, who has written a book that's called *Repair*. And  
15 examines the post-Civil War period, and looked at what in  
16 an agricultural economy what freed slaves were interested  
17 in, and they were interested in land ownership. We have  
18 a different economy now, but as you know everything is  
19 about land. Wealth is about land. This community around  
20 here, environmental justice is about land. Katherine  
21 Franke puts forth this idea that perhaps we should be

1 looking at collective land ownership as an element of  
2 reparations. The Real News is going to have a town hall  
3 with Professor Franke and other folks involved in the  
4 community land trust movement on August 20th, which is my  
5 son's birthday by the way. I'm hoping that the  
6 autographs will get him to come by the meetings. So I  
7 think it's very relevant. There are so many ideas that  
8 are out there in terms of reparations, but I think that  
9 collective land ownership especially in communities that  
10 we've seen that are, well, where land is accessible and  
11 affordable, and soon will not be. To think of those  
12 communities owning land there while investment happens,  
13 quite frankly, is an opportunity to do it again, and do  
14 it right this time, and look at it as a collective way of  
15 doing things.

16 MR. BOWERS: Peter, let me actually ask one of  
17 my questions is actually related to that. And on page  
18 17, you -- the report gets into some of the examples  
19 about alternative approaches like limited equity co-ops  
20 and the like. And there's discussion about land trusts  
21 and some other pieces. One of the -- a statement I'll

1 make, and then a question is, one of the things that has  
2 frustrated me as someone who sat on the board of a land  
3 trust in Washington, DC, and looking at working for a  
4 group that does financing for various types of housing,  
5 that the numbers are limited nation-wide. And even as  
6 you in the report on page 17 talks about 166,000 limited  
7 equity co-ops units nation-wide, that's a very modest  
8 number. So the statement is a statement of frustration  
9 around -- and kind of a wondering what is it that keeps  
10 us the collective we from being able to do more of those  
11 kind of units? So in a Baltimore-specific context, does  
12 the group in your conversations that you all had have any  
13 -- did any ideas come out about what have been the  
14 barriers to making the good example so limited in a  
15 Baltimore context, and what are the things that you all  
16 think could be done for others that can be done with the  
17 Trust Fund money that might help get through those  
18 barriers, and help get to a different level of scale in  
19 terms of these types of units being supported.

20 MR. SABONIS: Right. The question of scale is  
21 one that has haunted the Achilles heel of the Community

1 Land Trust movement which, by the way, has ebbed and  
2 flowed, and we're in a time where it's picking up again.  
3 But we found with these -- even the numbers that we have,  
4 the numbers are dominated by just a few community land  
5 trusts like the one in Vermont, like the one in Boston.  
6 And those, what we found is those most successful and the  
7 largest are the ones with government support and  
8 government initiative. So that is a key element of  
9 bringing things to scale. This is all about money.  
10 Community land trusts as you know are not -- they're not  
11 -- it's not a different way of doing housing development.  
12 It's a different way of retaining public subsidy. But  
13 that public subsidy is really important. And I think the  
14 other piece of it is that community land trusts embody  
15 two priorities. One is development and the other is  
16 organizing. And it is hard to actually get money for  
17 each forever. And there has to be some way of getting,  
18 organizing money, capacity money, not just simply we need  
19 housing experts to help us develop. No. We need folks  
20 to do what created this panel here today, which is get  
21 out an organize. Because that's the thing that's going

1 to change in terms of solidarity, political mobilization,  
2 and changing the landscape that's out there financially.

3           The last thing I think that is about that  
4 landscape this is a -- it's a alternative model that  
5 doesn't fit neatly, whether it's co-ops, whether it's  
6 community land trust, doesn't fit neatly into the  
7 existing financial lending systems, which as you know are  
8 based very much on profit. It's not easy to do these  
9 projects when you have to explain, well, here's the way  
10 this works, and it's -- it gets to be too much trouble  
11 under those existing systems. But this what is hard is  
12 often worthwhile. This is hard stuff to do, but yet when  
13 it's done it works if they're proven to work. And that's  
14 why we in Baltimore came up with a 20-20 agenda years  
15 ago, which is put \$20 million into this annually, and the  
16 new will get to scale. We're not looking for small  
17 little oasis and here's a community land trust. We want  
18 to go to scale. And the way to go to scale is government  
19 support, operational support. And that, quite frankly,  
20 will lead to political change in the lending institutions  
21 and in government finance.

1 MR. BOWERS: Matt Hill has a comment or  
2 question.

3 MR. HILL: I just wanted to piggyback off -- is  
4 this even working? Okay. Oh, that's your mic.

5 I just wanted to piggyback off of what the  
6 dialog I just heard, and that's to reemphasize that  
7 Vermont gets to scale within Vermont's affordable housing  
8 economy because Vermont government says developer if you  
9 want to do a development it needs to be permanently  
10 affordable. It needs to help build equity. So it's not  
11 magic.

12 And then, secondly, the part about building  
13 equity and control really resonates for me because I'm an  
14 attorney who represents a lot of tenants facing eviction,  
15 facing a really lot of terrible housing situations. And  
16 they are constantly at the mercy of slum lords and  
17 corporations that are in it primarily to make a dollar.  
18 And so my clients feel -- the worst thing they feel is  
19 disrespected and completely out of control. And so what  
20 resonated for me is putting people back into control of  
21 their own housing in some way. And so I really, I

1 strongly believe in that. I think it's an important part  
2 of this proposal.

3 MR. BOWERS: Any other questions or comments  
4 from members of the Commission?

5 I'm going to ask two last questions, and then  
6 we will actually move to the public comment portion  
7 unless there are others. So, Peter, on page 9 of the  
8 report where it talks about reasonable acquisition cost  
9 and site control. It talks about full points awarded  
10 when the proposal demonstrates reasonable acquisition  
11 cost as well as site control, option to purchaser, sales  
12 contract, deed or a specific plan to obtain site control  
13 for community controlled nonprofit developers. So it's  
14 really a two-part question. What is the definition of  
15 community controlled? And when I look over on page 7  
16 there is reference on page 7 to neighborhood  
17 participation and project ownership and control.

18 MR. SABONIS: Yeah.

19 MR. BOWERS: Where it says full points will be  
20 awarded when neighborhood residents have a meaningful  
21 role in the ownership and control of the development

1 project, the development entity, et cetera, and an entity  
2 that provides ongoing stewardship. So, really, it was  
3 for me kind of two questions. One, the difference  
4 between those two. And then, two, what is that  
5 definition of meaningful role or definition of community  
6 control?

7 MR. SABONIS: As an attorney I would say those  
8 can and will be developed by regulation, and can be  
9 developed by regulation. We set forth a framework here  
10 in terms of community control, and we were a bit broad,  
11 as you pointed out. There on page 19 it says meaningful  
12 role in the ownership and control of the project itself,  
13 the development entity or an entity that provides ongoing  
14 stewardship of the development. So that essentially --  
15 and when we say nonprofit, I think you know what that  
16 means. But the community control aspect of this -- just  
17 want to get back here to page 7, site control.

18 MR. BOWERS: Page 7, the question around  
19 meaningful role, what that definition is under --

20 MR. SABONIS: Right, right. Yeah. Meaningful  
21 role. The term meaningful is essentially a term that is

1 a break from the past. That is we -- our whole idea of  
2 participation and community democracy is far more than  
3 what's been done in the past. Community consultation,  
4 that's old school, and we know where that leads. If you  
5 -- as we pointed out in this document, equity without  
6 democracy is not sustainable. And democracy without  
7 equity isn't sustainable. So what we're talking about  
8 here is active direct involvement. Not just simply the  
9 developer says we consulted the community. We have one  
10 of these, and or we had 80 of these, okay, and we got --  
11 and we had a roundtable. We had a -- we got a lot of  
12 input. What we want is meaningful input, and that's why  
13 we talk about things like control there and ownership.  
14 So we're looking for a new model here. And in terms of  
15 reasonable site acquisition just pointed out, the  
16 community, the CCG money, Community Catalyst Grants,  
17 actually have a provision in there for smaller community  
18 based groups that didn't have site acquisition or site  
19 control, which makes it a lot easier to start their  
20 project. But the CCG, the Community Catalyst money  
21 actually provided some money for that control for the

1 smaller communities.

2 Matt.

3 MR. HILL: I just wanted to follow-up on that  
4 one point. There is a -- I was reading on page 20 at the  
5 top of the page it talks about Pittsburgh having a  
6 similar sort of preference or priority for what they call  
7 neighborhood-based nonprofit organizations. So maybe  
8 that's a model that we can look at to see how they did  
9 it.

10 MR. SABONIS: Yeah. Matt mentioned on page 20,  
11 top of page 20 is Pittsburgh's Housing Opportunity Fund,  
12 which prioritizes neighborhood-based nonprofit  
13 organizations.

14 MR. BOWERS: And I'll just, I'll make a  
15 comment, and then we're actually running over. So I'll  
16 hold my last question. It's something we'll talk about  
17 at the next meeting so we can get the public comment. I  
18 think I was struck by -- I'm always struck by language  
19 like that. As you said, these kind of things could be  
20 defined in regulation because I think getting to the  
21 actual what does that mean is really important, right?

1 It's like I know what those words mean, but I don't know  
2 what that means. So a neighborhood-based nonprofit for  
3 example would be a nonprofit that's in a neighborhood. I  
4 work there, but I don't live in that neighborhood. So if  
5 I'm the executive director of a nonprofit that's based in  
6 a neighborhood, and I'm at the table, does that really  
7 mean the neighborhood residents authentically have it?  
8 And there is also that notion about voice versus, like,  
9 are we talking dollars, control of dollars, equity people  
10 getting? What does that mean? And I'm not -- these  
11 aren't leading statement. I'm not a lawyer, right, but  
12 not leading statements, but I do think it will be  
13 important as this conversation continues to unfold to  
14 really be clear about what is it that we mean when we use  
15 that kind of language so that we're clear, crystal clear  
16 about what the expectations are and the accountability  
17 that is talked about and the transparency that we can  
18 hold people's feet to the fire to a standard that  
19 everybody knows what that standard means.

20           If we can, if Peter, if you're willing to stick  
21 around -- oh, did I see a hand? Yes, ma'am. Ms. Joynes,

1 Lietha Joynes.

2 MS. JOYNES: Yeah, it's more of a comment and  
3 not a question. But I just want as a Commission to  
4 actually take these priorities and criteria, and urge the  
5 Department of Community and Development to actually use  
6 these when drafting the NOFA.

7 MR. BOWERS: And that's probably a good  
8 transition to the public comment as well. Is that right?

9 MS. JOYNES: Yes.

10 MR. BOWERS: I think we are at a point where  
11 it's a good time for us to hear from the public. So if  
12 you would like to make -- if you have a question, if you  
13 have a comment for the Commission about what you heard  
14 tonight or just in general, the floor is open. We would  
15 ask, if you would, please, use the mic, if you're willing  
16 to identify yourself. I'm going to ask Commission  
17 Members if it's okay if we go until 7:25, 7:30 with the  
18 public comment. And because we don't have the other  
19 business. We'll just be setting the stage for the next  
20 meeting. And so there's nothing really on the ethics  
21 training piece there. So if people are all right with us

1 going a couple extra minutes to make sure we can hear  
2 from the public, and then we'll wrap up with a discussion  
3 about the next meeting agenda. Any objection to that  
4 from the Commission?

5           Okay. Any comments from the floor? If you  
6 don't mind, if you're able to come to the mic or if  
7 you're not able to get to the mic, we can try to get it  
8 to you. Again, if you're willing just to identify  
9 yourself, and that will go into the record for the  
10 gentleman keeping the transcript.

11           Yes, ma'am.

12           MS. KIMBALL: Hi. My name is Shoshana Kimball.  
13 I'm with United Workers. My question, well, more like a  
14 statement, would be like you asked what does community  
15 control look like? It looks like what a Land Trust setup  
16 is. Most of those people that work with the Land Trust  
17 are community members. They control the land. So they  
18 live here, and they know what they want to see on that  
19 land. So that's how community control looks like. Like,  
20 in south Baltimore, the Land Trust that we have, we have  
21 a lot that's on Inner Circle, and our Land Trust consists

1 of community members that live here and by that Inner  
2 Circle obviously. So that's what community control looks  
3 like.

4 MR. BOWERS: Floor is open. Any other?

5 Yes, sir.

6 MR. ASKEW: My name is Terrell. Resident of  
7 Baltimore for all my life. Terrell. I've been a  
8 resident of Baltimore City all my life.

9 COURT REPORTER: Last name, sir?

10 MR. ASKEW: Askew. Excuse me. If the  
11 Commissioners could turn and look -- if you was to look  
12 out the window, you'd see properties on Hazel Street that  
13 burned down. They burned down through the City neglect.  
14 And there was actually efforts for communities to  
15 actually get those properties, and the City basically  
16 gave them the standard of operating of you have to  
17 negotiate with slum lords to where you get those  
18 properties. You asked earlier how Community Land Trust  
19 gets the scale. That's one of the ways Community Land  
20 Trust do not get the scale. It requires more than just  
21 money. It requires changing our privatization of

1 housing, of human rights and prioritizing people. And so  
2 we need not only resources, but a dedicated process set  
3 aside that actually brings communities into those spaces.  
4 And it was almost hinted on earlier around deep  
5 affordability. As we all know, and I'm just going to go  
6 flat out and say, AMI is very misleading, and takes you  
7 to places that are not in Baltimore City, and it does us  
8 an injustice in that sense. Half of the funds were  
9 supposed to be used for under 30 percent AMI, and no  
10 income is under 30 percent AMI. And so it requires the  
11 Commission to constantly educate themselves around how to  
12 actually do that, and do that effectively. I would  
13 finish with saying just this, a caution to the  
14 Commission. There has been more harm done by faulty  
15 thinking than guns or bombs have ever done. This funding  
16 gives you the ability to do harm within our communities.  
17 Take that seriously for what it is said.

18 MR. BROWN: My name is Dan Brown. So I have a  
19 comment, and I have a couple brief follow-up questions.  
20 So I live in Hampden. Hampden has an earned reputation a  
21 gentrified community. But there are so many working

1 class people who live there and face housing insecurity  
2 as rents rise due to increased property values, and the  
3 decrease in affordable housing thanks to the  
4 proliferation of -- townhouses. The situation is far  
5 more dire for the predominantly black tenants I talked to  
6 as an organizer in east Baltimore. Tenants who are  
7 facing illegal evictions and deplorable living conditions  
8 at the hands of sociopathic landlords. The market which  
9 is ever increasing profit cannot correct the displacement  
10 of our less affluent neighborhood. It would be a tragedy  
11 if this public money that need not produce profit wasn't  
12 used to create as much permanently affordable housing as  
13 possible, keeps folks in our communities, and gives them  
14 security and peace of mind. Community land trusts would  
15 be the best mechanism with which to achieve this because  
16 otherwise some nameless, faceless city bureaucrat or  
17 pseudo for profit developer, these land trusts are  
18 composed of an accountable to community members, who  
19 experience exactly the problems that we claim we want to  
20 resolve here.

21 So my question is, will you as Commissioner

1 commit to doing everything you can to make sure this  
2 money goes towards permanently affordable housing,  
3 majority being developed for community land trusts? And  
4 follow-up question, what pressure can you put on DHCD to  
5 make sure they are responsive to the community demands?

6 MR. BOWERS: Let's make our way through the  
7 comments so we get a chance to hear from everybody, and  
8 then we'll see what we can do in terms of response.  
9 Thank you.

10 MR. MILLWORTH: So the last couple weeks I've  
11 been going around the Curtis Bay and Brooklyn area, and  
12 been knocking on doors, and the summer heat. It's been  
13 really hot, but I've been doing it to raise support for  
14 the rally. Slow down. I'm sorry.

15 COURT REPORTER: Your name?

16 MR. MILLWORTH: My name is Christian. I'm  
17 sorry.

18 COURT REPORTER: Your first and last name.

19 MR. MILLWORTH: Christian Millworth. I'm a  
20 youth leader.

21 COURT REPORTER: Christian what?

1           MR. MILLWORTH: Millworth. So, like I said,  
2 we've been going the last couple weeks gaining support  
3 for the rally. We've been asking people questions like  
4 can you afford your home? Or do you think you can afford  
5 your home with the many issues in the community that  
6 prevent you? A lot of people said they could not afford  
7 their home or they have trouble paying their bills in the  
8 entirety every month. Now this is an issue because  
9 people can't afford their houses. This is a big issue  
10 where the sun -- it's been 96 degrees, 100 degrees the  
11 last couple of days, and a lot of people are having  
12 trouble paying their bills entirely, and need some  
13 support.

14           MR. BOWERS: All right, thank you.

15           MS. CHILDS: My name is Shania Childs. And  
16 I've been doing the same thing as Christian, but when I  
17 go around to ask people what they want, they want the  
18 same thing as us. They want affordable, permanently  
19 affordable housing, zero waste, and nothing less. We  
20 will never quit until we get permanent affordable housing  
21 and zero waste. So what I ask, what I want right now is

1 I want to hear every last one of you guys opinions of it.  
2 Not just one of the group by yourself, one opinion from  
3 you singly, and that's all.

4 MR. THOMPSON: Hi. My name is Derrick Thompson,  
5 and I work with all these people here, and we've been  
6 going out like Christian said and Shania said, we've all  
7 been going out asking people questions. I'm also one of  
8 those people who face a eviction, getting evicted. I'm  
9 moving to different places because the rent is too high.  
10 And after I heard about this and the Affordable Housing  
11 Insurance Fund, I gained, I just gained more knowledge  
12 and with gaining more knowledge, I mean, it's like pretty  
13 much I've -- basically what I want to say is after  
14 realizing this is going to help us, and this is going to  
15 help Baltimore City, I want to know if you all support  
16 it. Because we all know that we all support it. I want  
17 to know if you all support us?

18 MS. MERQUIT: Hello. My name is Kelly Merquit  
19 (ph.), and I am also working with these youth workers,  
20 and like for the past three years I've been living in  
21 Baltimore. Because I just recently moved here, I've been

1 witnessing a lot of problems in my community, including  
2 the rent, which I am also a victim -- both a victim and  
3 witness. So I -- so last week or two weeks ago when I  
4 went door knocking, when I went door knocking to get,  
5 like, these people to our rally, I stumble -- me and my  
6 partner stumble upon a neighborhood which is mostly  
7 vacant. So they are really rundown, ugly, and just  
8 terrible. There are only like five people living there  
9 and, like, the apartments they're living at are still,  
10 like, really atrocious, like, I couldn't believe what was  
11 I seeing because I wasn't used to seeing this.

12           But now that I've been seeing this more, like,  
13 before my eyes, I knew I wanted to do something about  
14 this. Because I am now a citizen of Maryland. It is a  
15 problem for Maryland, and now it concerns me too because  
16 I am also a citizen now. And I just wanted to do  
17 anything possible to help better this community,  
18 especially south Baltimore area. So I am demanding this  
19 money to be put in us so we can better the community.

20           MR. SANCHEZ: Hello. My name is Carlos  
21 Sanchez, and I'm also with them, and basically I was also

1 where I was about to get evicted of my own -- with my  
2 parents. And there are people, part of the people in  
3 this same group where their families or someone they know  
4 are facing problems with their children either paying  
5 electricity or their house. Like, for me, I don't think  
6 it's -- I think it should be fair, like, there's people  
7 that don't -- they are freezing, people that are in this  
8 heat, where others can actually enjoy being in their  
9 houses. So, like, I think it will be fair, like, no  
10 matter where they are, who they are or where they're  
11 from, everybody deserves to have a decent home.

12 MS. MITCHELL: Hello. My name is Maya. I  
13 also --

14 MR. BOWERS: Maya, what's your last name?

15 MS. MITCHELL: Oh, Mitchell, Maya Mitchell.

16 MR. BOWERS: Thank you.

17 MS. MITCHELL: And I'm also a youth leader.  
18 And I'm here to make a statement. So my mom is a single  
19 mom. And me, my sister, my brother, all -- so we all  
20 have to work and pay the bills. And that's just like  
21 that's just proof right there that we should have fair

1 development and this Trust Fund for permanent affordable  
2 house. That's all I got to say.

3 MR. CANALES: Hi. My name is Eric J. Canales  
4 (ph.). I've only been a resident of the United States.  
5 I'm a former resident of Puerto Rico. So I've only been  
6 living here for one or two years. And I feel like when I  
7 move in here, it's all good, like, the culture is good  
8 and everything, but my house was a total mess. It had  
9 broken windows, it had mold. And my mom, as a single  
10 mom, did not want to live here. But I love the house  
11 even though it was all messed up. And I have to convince  
12 her, and I shouldn't have to convince her to be  
13 comfortable in that house that has problems. And I feel  
14 like everyone that moves to the United States, that there  
15 are a lot of immigrants, migrants, that they should have  
16 the same opportunity as everybody else has the same.

17 MS. PATTERSON: Hi. My name is  
18 Nadia Patterson. I'm with the United Workers. I'm just  
19 tired of people in Baltimore City having to live with  
20 other people who have their housing as equal as possible.  
21 I'm tired of looking at the vacants. I feel as though

1 everybody should have affordable housing where so our  
2 community can be better again, our kids won't have to  
3 worry about walking fast so they can't (indiscernible) or  
4 whatever the case may be. So I'm all for affordable  
5 housing.

6 FATHER HULLINGER: I'm Father Ty Hullinger. My  
7 first name is spelled T-y. Last is H-u-l-l-i-n-g-e-r.  
8 I'm pastor of three parishes at the northeast part of the  
9 City, and live at one of them, Saint Anthony's in  
10 Gardenville, and have been a founding member of one of  
11 the new -- or newer land trusts in Baltimore, the  
12 Northeast Housing Initiative. I just come with maybe a  
13 question that I don't think any of you can answer, but an  
14 observation that -- a question based on the observation I  
15 have. I might have missed it at the beginning when  
16 quorum was called, but is there anyone from the City's  
17 Department of Housing and Community Development here  
18 today?

19 MR. BOWERS: Yes.

20 FATHER HULLINGER: Okay. It would be great if  
21 some of the Commissioners and the staff were here, and be

1 consistently here at these meetings because I think this  
2 is the first time that this meeting has been held in the  
3 community, I think. And I think we saw the value of why  
4 that has to happen. And so I'm hoping that this first  
5 night will not be a one off, but that this would rather  
6 become the regular way that you as a Trust Fund  
7 Commission can hear from the voices of the community;  
8 that this has to be, as I think someone, maybe Peter,  
9 said earlier consultation doesn't go far enough. We  
10 really need participation. And so I think we see the  
11 community's willingness and desire, and it's commitment  
12 to participate. We'd just also like to see though that  
13 the Department of Housing is also here participating,  
14 able to hear these ideas, these visions, these values,  
15 these important things that are being shared. I know  
16 there will be a record. I know there will be plenty of  
17 opportunity to bring them up-to-speed with what's been  
18 discussed tonight. But I just hope two things; that  
19 going forward this is not just a one off, this is the  
20 first of many of these meetings that happen in the many  
21 communities in the City of Baltimore; and that everyone

1 can hopefully fully participate in these meetings, not  
2 just community members but the Commissioners as well.

3 So thank you for you who are here tonight.

4 MR. GAITHER: Hello. My name is John Gaither,  
5 and I am with United Workers and Housing our Neighbors.  
6 I definitely understand why, why as you claim you feel is  
7 necessary. But what I don't understand is why people in  
8 position to help the citizens don't do anything. Now  
9 they talk about, people talk about how they can't pay  
10 their rent, well, that's true. The poverty level is  
11 still \$9,999 per year. It's the same thing back in the  
12 '40s all the way up to here. Okay. This investment of  
13 housing from the federal government with Hope VI change  
14 the way affordable housing, with the fair market value  
15 coming in after the '70s, the '80s, when a house in  
16 Curtis Bay was \$300 a month raised to \$1200 a month, the  
17 poverty level, mind you, is still at \$9,999. That's what  
18 it is today. That's what it was back then. Wages have  
19 stagnated. People are living in 75 or 100 old houses  
20 that are not being kept up. I don't understand what the  
21 problem is that you don't understand that people cannot

1 afford this. Wages are stagnated. The poverty level  
2 should be somewhere about 30, 40,000 with the economy  
3 today, but it's not. So when you have questions of why  
4 do we need this, just think about the income, the rise in  
5 property rents, the poverty level still standing low, not  
6 paying a living wage. By the time \$15 an hour is  
7 established, we'll need 25. Every time you talk about  
8 giving the people more money for support, everything goes  
9 up. Chicken wings are three dollars a pound. When I was  
10 a kid, it was, like, 29 cents a pound. So please stop  
11 stalling, start working, get busy, help people.

12 MR. LINDSAY: Hello. My name is  
13 Ernest Lindsay. My friends also call me Bear. I'm part  
14 of the United Workers. I've been a part of that group  
15 for 15 years. I'm also a part of MIHI.

16 COURT REPORTER: Your name, sir?

17 MR. LINDSAY: We need to --

18 MR. BOWERS: Sir, what's your name for --

19 MR. LINDSAY: My name is Ernest Lindsay. My  
20 friends call me Bear. I'm part of United Workers. I've  
21 been part of that group for 15 years. I'm also a part of

1 MIHI. I'm glad to see that this Commission is doing  
2 something. We need to rebuild these communities. We  
3 need to rebuild these houses. We need to stop living in  
4 substandard housing, getting bounced around, and dealing  
5 with the rent, and I'm asking all of you all to please  
6 consider this and back this position. Thank you.

7 MR. BOWERS: Thank you.

8 Ma'am, real quick before you go, just out of  
9 respect for time, what we're going to do, my gentleman  
10 here in the blazer, he'll be our last person there with  
11 our public comments, and we'll take everybody who is up  
12 in the line now, and then we'll move to the final piece  
13 on the agenda.

14 MS. WALKER: Hi. My name is Karen Walker. I'm  
15 part of the Baltimore Bolton House Tenant Coalition. I  
16 guess my statement is this. We have a lot of slum lords.  
17 Bolton House is one of them. Edgewood Management is one  
18 of them. I'm going to call a dog out when I see a dog.  
19 You need to know that we need help. We need your  
20 guidance as to how to become a co-op. We need your  
21 guidance as to how to fight these slum lords. We need

1 your guidance and the finances. That's the most  
2 important thing. And I heard tonight when there was a  
3 question of the finances that it couldn't be answered.  
4 I'm tired of not -- treasury not being answered for the  
5 amount of money. Where is their money? Don't take long  
6 at answering it. If you've only got five dollars in the  
7 account, that's all you've got in the account. Be  
8 accountable for every dime that you're spending. I want  
9 to know what are you going to do for our future because  
10 this is on a running down. This is like a fast  
11 locomotive that's about to get away, if you don't have  
12 the right engineer. You've got to have the right people  
13 in place. I'm praying that each and every one of you has  
14 an ear to hear what the community, not just community,  
15 communities are saying. Please don't close your ears,  
16 and don't close your eyes to what's going on. When I  
17 first came to Baltimore in '76, this was a vibrant city.  
18 I mean you had everything as far as I'm concerned because  
19 I was raised in Oakland. So I saw a lot of things that I  
20 was just impressed by, and it was the community, the  
21 ethnicity of the community. Now, it's like, oh, my God,

1 everything is dying around us, and it should not be so.  
2 Look, everybody , the \$50,000 standard. I know I can't.  
3 So I'm saying let's make everything across the board  
4 affordable. Somewhere, somehow all the monies have got  
5 to be accounted for. And that's all I'm saying.

6 MR. HENRY: Good evening everyone. My name is  
7 David Washington Henry, for the record. I spent four  
8 years on active duty in the United States Marine Corps.  
9 And now that I am home, I mean, I have experienced what  
10 homelessness feels like. I came from a couple different  
11 shelters. I helped my neighbor -- thank God I'm not  
12 homeless now anymore. I'm in public housing now. Helped  
13 my neighbor yesterday move her stuff out of her place. I  
14 have no idea what happened. I have no idea. She stayed  
15 in that place for eight years. I had to ask myself  
16 exactly what would be said in this meeting. I'm very  
17 glad to be here today. I'm glad that you all have some  
18 type of put in our cause. Thank you.

19 MS. THOMPSON: Good evening. My name is  
20 Stephanie Thompson. I'm a current -- I'm a youth leader.  
21 This young man with the (indiscernible) in his hair. He

1 shared his experience not only tonight but in the video  
2 that -- did you see this previously, which I shared on  
3 Facebook, and it opened up this discussion, and it  
4 troubled me because I said, sir, why would you say that  
5 we could have afforded to live where we were living. Was  
6 it appropriate? Was it comfortably? Not always. But I  
7 wanted things for you all. I grew up in public housing.  
8 I didn't want that for them. Not that it's bad because I  
9 still have family there. And that was one of the better  
10 parts of my life. But I wanted things for them.

11           So, I was, like, well, Terrance, we had to take  
12 a step back. We had to move in with relatives for a  
13 couple of months, for a minute, so that I could send your  
14 sister to college for a minute, I could send your sister  
15 to trade school. I'm a government worker. I make what  
16 some would say good money, but it's not enough money to  
17 live in appropriate affordable housing. And what he said  
18 to me is, ma, you shouldn't have to decide on whether you  
19 want us to experience opportunities or keep the rent up,  
20 keep the BG&E (Phonetic sp.) up. And so it opened up a  
21 discussion with my co-workers, and they was, like, well,

1 how could you afford to pay what you were paying and take  
2 care of three children singly? And I'm, like, I don't  
3 know. I prayed a lot. I took a lot of sacrifices. But,  
4 again, it shouldn't take that. Everybody should have not  
5 just affordable housing, appropriate housing.

6 MR. CHURKETS: My name is Todd Churkets. And I  
7 was surprised to hear that there are people from DHCD  
8 here because I thought that nobody from that office came.  
9 And I'm surprised that they're here, but I'm also  
10 surprised that they had no questions nor comments for the  
11 report that people worked on for almost a whole year, and  
12 is the result of six years of labor and work for  
13 virtually nothing. This is all a labor of love. There  
14 are folks that paid to be the stores of our community  
15 development and housing in the City, and there's silence  
16 tonight. It's surprising and frustrating. I'm also  
17 frustrated to hear the DHCD, one of their ideas, and  
18 maybe we'll hear more about it in August, if they have  
19 the guts to actually talk about it, is to use some of the  
20 Trust Fund money as debt funding to displaced Perkins  
21 Homes residents, and to do that development. And I've got

1 to say as somebody who was out in the community getting  
2 signatures like many of the folks in this room, there is  
3 no way in hell that's why people voted for this Trust  
4 Fund. Out in record heat for the summer -- for two  
5 summers doing this. So I was going to say it's a woeful  
6 vision. And then people talked here -- earlier described  
7 the racist developments that happened in our history.  
8 Part of that racism in black communities means  
9 demolition. And then after the rebellion a couple years  
10 ago the first thought was demolish your homes, and that's  
11 what's happening right now. We hear put homes on the  
12 chopping block. And now we hear about Perkins Homes.  
13 It's been in the news. And now we hear that DHC wants to  
14 use -- raid this Trust Fund. It's supposed to be for  
15 more affordable housing gap funding to displace those  
16 residents in a rapidly gentrifying east Baltimore. No  
17 way to that. No way.

18 MS. WOFFORD: Hi, Commissioners. My name is  
19 Destiny Wofford, and I'm a lifelong resident and  
20 community leader here in Curtis Bay. And I just want to  
21 call attention to where we are. So across the street we

1 have a sea of industry of development that pollutes our  
2 air. Throughout our development on Hazel Street and all  
3 throughout the community we have over 517 vacants.  
4 People are suffering in our neighborhood and all across  
5 the City, struggling to pay their rent as we've heard  
6 today through testimony. And we didn't just sit back and  
7 say, well, this is life. We decided to do something  
8 about it. And that something is the Trust Fund. I just  
9 want to remind Commissioners that as Todd said, we fought  
10 for two years canvassing in the blazing hot sun during  
11 the summer, to not only create the Fund, but make sure  
12 that the money goes into the Fund. We know how to fight,  
13 and I just want to remind you guys of that. That if the  
14 money for whatever reason it seems like it's not going to  
15 go where it needs to go to permanently affordable  
16 housing, we will fight you. Not physically. So I just  
17 wanted to make sure that that's known. And, also, say  
18 that, like, we're making huge strides. Not only are we  
19 making sure that permanently affordable housing happens  
20 in our neighborhood, we funded our own Community Land  
21 Trust to make sure that we could buy our first Community

1 Land Trust Home. We're about to acquire our second.  
2 We're creating with new Land Trust space, and that's a  
3 safe space in the neighborhood. I am a CLT resident, our  
4 first in the neighborhood. So I just want to say that we  
5 have the expertise. We have the vision, and we want to  
6 make it a reality. And if, for whatever reason you fight  
7 us on what we know our reality should be, we will fight  
8 you. So if any of you, if anyone in this room believes  
9 that we deserve permanently affordable housing, I'm going  
10 to ask you to stand up. So you've seen just a small  
11 sample of how many people want permanently affordable  
12 housing. So will you stand with us?

13 UNIDENTIFIED SPEAKER: Thank you all. Thank you  
14 Commissioners. Before I start, I would like to give a  
15 round of applause to the wonderful youth that we have.  
16 They did a tremendous job. They are very intelligent,  
17 very articulate. And so, therefore, I'll say if our  
18 youth can see that there is a problem, then us adults or  
19 the adults in the room have to definitely understand it's  
20 a huge problem. So not only is it evidence to our youth,  
21 it must, therefore, be extremely painful for them and the

1 children. So let us look at this not just as the  
2 individual battle, but something that we need to do for  
3 the sake of our children to mitigate the struggles that  
4 they have to go through on a daily basis. And so I know  
5 there's people that are doing certain things that should  
6 not be in certain offices that hopefully are none of you  
7 Commissioners up here, but there's that show Are You  
8 Smarter than a Third Grader? But some of -- our youth  
9 came up with some brilliant ideas that hopefully they can  
10 take up those seats at the time and when the time comes.  
11 But I would like for each and every individual in here to  
12 fight this battle as though they were fighting for their  
13 own child. Because the youth came over here and  
14 demonstrated that they are somebody else's child, and  
15 some explained how they got to work in order to assist  
16 their parents pay the bills, and that is just not right.  
17 So if the youth can see it, I hope you Commissioners do  
18 as well, and fight with all you have as if they are your  
19 children. Thank you.

20 MR. BOWERS: So right before she goes, this is  
21 what they call in my other line of business grace and

1 mercy. So we had said the gentleman was going to be the  
2 last, but ma'am, we'll let you close us out for the  
3 public comment stage, and then we'll start to wrap up.  
4 So yes, ma'am.

5 MS. MAMINSKI: Thank you very much.

6 MR. BOWERS: You're welcome.

7 MS. MAMINSKI: I appreciate that.

8 MR. BOWERS: Yes, ma'am.

9 MS. MAMINSKI: Some of you people here may know  
10 me --

11 COURT REPORTER: Your name, please.

12 MR. BOWERS: Oh, yes.

13 MS. MAMINSKI: Before I start with that, let me  
14 first say thank you to everybody who came out tonight. I  
15 know all of us could be sitting at home watching TV, The  
16 Apprentice, Bachelor, whatever the heck it is, your  
17 poison is. I'd like to say thank you to all the  
18 Commissioners that came out here. Some of you might  
19 remember me. I ran for City Council for our district  
20 against Ed Reisner back in 2016. As you can see, I lost.  
21 But that wasn't what I was aiming for anyway. I did what

1 I wanted to do. Earlier Peter said something that I want  
2 to bring up. You had said that wealth is land. I want  
3 to point out to everybody that wealth is not only land,  
4 but in a greater sense the wealth that's truly worth  
5 having is the sense of community and belonging that you  
6 get once you're in a comfortable home that you can  
7 afford. The next thing you start looking for is to make  
8 your environment. And part of your environment is your  
9 neighbors, the people around you, your daycare providers,  
10 the lady right up the street. All of that is -- it's a  
11 part of what makes a community a community. So while  
12 we're looking at a Community Land Trust, let's try to  
13 build a real community not just based on wealth and  
14 actual land and material possessions, but also with the  
15 stuff that we can take with us when we go. We can't take  
16 the land with us when we go. We can't take money with us  
17 when we go. The pharaohs tried it. It didn't work. But  
18 that's what's really worth having in this life. So in  
19 addition to standing here with our hands out to the City,  
20 and asking for money, I'm going to invite the City to  
21 come here and -- I want to invite the City to come and

1 let us help you. Bring the Department of Labor here.  
2 Bring the Department of Housing here. Bring the  
3 Department of Health here. Let's start working together  
4 to actually build a community with the government that  
5 leads it instead of just sitting there and making  
6 decisions. Let us participate in the decision making.  
7 Bring the police into our communities. They get to know  
8 us. We get to know them. They will not be as afraid of  
9 us. We will no longer be afraid of them. We can fix  
10 some of these policing problems in the City. I used to  
11 work nights at a 7-Eleven in Brooklyn. Best friends were  
12 my cops. Those cops that showed up at two o'clock when  
13 the donut truck came in, they were my best friends. And  
14 that's all from the moment when the bars on ever single  
15 side of my store let out, and I got hit with the drunks,  
16 the winos, and a load of donuts at the same time.

17 But I quickly noticed that some of the cops  
18 that came in, they did not want me to use their names  
19 when I was ringing them up. It had to be "Officer this"  
20 and "Officer that." I gradually came to realize that  
21 they were just as afraid of us as we were of them. And

1 this habit of rotating officers in different districts so  
2 that they never really got real comfortable with one  
3 community, one set of folks. They don't get to take a  
4 look at the kid walking down the street and go, oh, I  
5 know who his parents are. They're decent. They're going  
6 to take care of (indiscernible). Oh, that kid might be  
7 in a little bit of trouble. I'm going to keep an eye on  
8 him, help him out. So bring the cops. Bring your city  
9 agencies. Come and help us participate in building this  
10 so that we can build a better Baltimore for all of us,  
11 not just for folks here, not just the Community Land  
12 Trust, but also for the City government. Because what  
13 helps us helps you.

14 MR. BOWERS: Can you tell us your name for the  
15 record just so we'll have it on the transcript?

16 MS. MAMINSKI: My name is Amanda Maminski. I  
17 ran for City Council in 2016.

18 MR. BOWERS: Thank you.

19 So a huge word of thanks to everybody. I want  
20 to thank the Commission Members for your patience, and I  
21 want to thank all of you all for the comments and your

1 involvement. We'll say more about that in a second.

2           So our last thing in terms of the agenda for  
3 tonight is really to talk about the next meeting. And I  
4 have a suggestion for Commission Members that there are a  
5 few things that need to be looked at in the months ahead,  
6 but I have a specific suggestion about our next meeting.  
7 That at our next meeting we devote the bulk of the time  
8 two -- really two things. One is a discussion of the  
9 NOFA. In particular hearing from DHCD, which they are  
10 anticipating to do on what their thinking is at the time.  
11 The second thing is to allow for time as well for  
12 Commission Members to bring their thoughts, their  
13 recommendations, their suggestions to that dialog with  
14 the Department; and, in particular, would say that this  
15 document that was presented tonight, we will have a  
16 chance, hopefully, to read it, digest it. Again, people  
17 may agree, disagree with various elements of it, but this  
18 -- and, again, thanks to all of those who put in the work  
19 on this. It gives us something -- and I say us as  
20 Commission Members, the Department, something to digest,  
21 to respond to, to say, oh, that's a great idea, oh, that

1 one's great, but, or, hey, I don't like that idea. So  
2 to, one, hear from the Department; two, to have  
3 discussion about -- further discussion even about some of  
4 the things that are in this document that people may want  
5 to suggest specifically to the Department. And because  
6 we'll have the Department representative we anticipate  
7 will be there next month on the Commission and other  
8 staff who work on the Trust Fund, and let me just say for  
9 the record I want to thank the staff from the Department  
10 who came. The good folks who came tonight don't work on  
11 Trust Fund issues, unfortunately. Folks who work on  
12 Trust Fund weren't here tonight. They will be there in  
13 August. So to have a discussion where we can engage the  
14 Department about what was presented tonight, hear from  
15 them on what their thoughts were, and other ideas that  
16 people may have on the Commission that may not be in this  
17 report, may not be what DHCD presented, but to really go  
18 into a discussion about the NOFA.

19           The second thing related to that or a subset of  
20 that is to have a conversation in particular also about  
21 operating subsidies. It's going to be important here to

1 talk about this in the conversation, even one of the  
2 recommendations here, to really -- one of the technical  
3 things that will need to be looked at is what does it  
4 mean particularly when we talk about even by charter the  
5 deep income targeting? What does it mean in terms of  
6 operating subsidies? What role will they play? How will  
7 they be structured? What should or shouldn't be done as  
8 it relates to that? What are the implications as we go  
9 deeper down on the income scale? Again, the charter  
10 requires deep income targeting. But their  
11 recommendations were even deeper. So I think having some  
12 conversations and folks who can come and really be in  
13 dialog with us about operating subsidies and ideas that  
14 Commission Members have, suggestions again, and thoughts  
15 around that could be very helpful.

16           So I want to suggest that that would be where  
17 we focus our time at our August meeting. And let me just  
18 say at our September meeting, let me say to Commission  
19 Members here that I would make a suggestion that we look  
20 at in September trying to get some drill down on issues  
21 related to Land Trust, drill down on issues related to

1 the operations of the Trust Fund, bringing in an  
2 inspector general. We've had some contact with the  
3 Office of the Inspector General down for the Department  
4 of Housing in DC. And bringing in others who can talk  
5 about the operations of a trust fund, and the things that  
6 we need to encourage the Department to think about to  
7 make sure that they don't just get the money out --  
8 that's part of it, but that they make sure they get it  
9 out meeting the requirements of the Fund, but also that  
10 the money is tracked, that the money is doing what it's  
11 supposed to be doing, and what does it mean to build the  
12 infrastructure to do that over time? So I'm thinking  
13 that in September we may be able to drill down on Land  
14 Trust and operations.

15           And the last thing I'll say, and then I'll  
16 pause and see if Commission Members have thoughts on  
17 this. I would encourage us, and we've had some  
18 discussion about this at earlier meetings, to have some  
19 roundtables -- call it what you will, but where we are  
20 able to bring in guests like we did tonight with Peter  
21 from various sectors, the financing sector, the developer

1 sector. We had neighborhood based groups and others,  
2 for profits, nonprofits, foundation, banks. Those who  
3 will touch these projects in specific ways. We heard,  
4 for example, tonight about limited equity co-ops, for  
5 example. Thinking about the various types of  
6 stakeholders who might be involved, and drilling down.  
7 And we may want to do a couple of these a month to try to  
8 get things moving, if people are willing and able to  
9 schedule-wise, to be able to drill down with those who  
10 will actually be kind of directly involved, and to really  
11 start to get -- continue to get that input like we did  
12 even tonight.

13           So let me pause there, and I think I saw,  
14 Tisha, your hand -- yes, ma'am. And then Ms. Kimball.

15           MS. GUTHRIE: I think it's very notable that I  
16 think more than half of the citizens who spoke today were  
17 young people. And the only reason they're not here is  
18 because they're young. Otherwise, they would be in these  
19 positions or in higher, even higher positions to  
20 determine how this money is going to be used. And so I  
21 really think it is incumbent upon us to utilize our

1 position to ensure that their needs are heard and met,  
2 and establish what they're telling us needs to be  
3 established. I also think that it's, like, it's not  
4 enough to go to church no Sunday, but you got to go to  
5 Bible study during the week, and you got to read the  
6 Bible. So then when you do go to church that Sunday  
7 you're ready to hear the word. I think that before we  
8 meet again on August, we need to do some work, and  
9 actually maybe have a work group, or even if we're -- if  
10 the other Commissioners who haven't -- who weren't here  
11 today, they read over these guidelines, and they have  
12 questions, we do that before our next meeting so that we  
13 can actually vote on these guidelines. Because we need  
14 to get this ball rolling. And the community needs to  
15 know that we've established concrete and accountable  
16 guidelines for how this money is going to be spent.  
17 So --

18 MS. KIMBALL: I'm very happy to see the  
19 community together. I would like to establish in this  
20 meeting the next place that we're going to have our  
21 meeting, and could we come off with a schedule to

1 designate a place on tonight or maybe we have a, like,  
2 Tisha was saying, a workshop to establish this list? Is  
3 it possible?

4           MR. BOWERS: Absolutely. So Ms. Kimball, and  
5 thank you for bringing that up. I will remind Commission  
6 Members that -- and this issue for the public has been  
7 brought up before. Absolutely. And let me just say from  
8 the -- reading from the DHCD Commission update. So we  
9 are not required to hold meetings in City-owned  
10 buildings, but are required to hold meetings in buildings  
11 that meet ADA requirements. The advantage of City  
12 buildings, we typically don't have to pay rental,  
13 security or other fees, and by law they are all going to  
14 be ADA compliant. So as we offered and invited  
15 Commission Members before, yes, please, and what I would  
16 ask is at the next meeting absolutely let's bring  
17 suggestions on where a range of places around the City  
18 that we can have all the Commission Members kind of  
19 create a list. We all bring our ideas, and put them on  
20 the table, and then we can kind of work in our next  
21 meeting even to kind of create a schedule of places that

1 we want to go to over the next year across the City, and  
2 do that. So absolutely. It's just on Commission Members  
3 to bring those ideas just like someone did at the last  
4 meeting for this location where we can bring them. So we  
5 can bring them -- because we would like to have folks be  
6 able to consider, say if anyone has got an objection on  
7 anything or not, and we can just get it. So please bring  
8 ideas to the next meeting. Let's create a list. Because  
9 we'd like to create a calendar if we can for the year  
10 ahead.

11 UNIDENTIFIED SPEAKER: Yes. Yes.

12 MR. BOWERS: So we have the same day and time,  
13 and so the public knows this day and time is the day and  
14 time each month that we'll meet. So we have that locked  
15 in. What we'd like to do is get, to the extent we can, a  
16 schedule of locations for our regular meetings that we  
17 can have. Is that good?

18 So the last thing -- oh, yes.

19 MS. SNOW: Thank you. So I was not at the last  
20 Commission meeting, and I actually had kind of a whole  
21 list of things that I wanted to talk about related to

1 priorities, but I'm going to wait until the August  
2 meeting because you said there would be an opportunity  
3 there to kind of talk about that more. But one thing  
4 that I do want to throw out that I think it's important,  
5 and that because I wasn't at the last meeting I wasn't  
6 able to bring it up, but I would like to propose that  
7 instead of a NOFA we look at rolling applications. And  
8 what that means is that there is no one set deadline.  
9 That as projects, as developers or other groups work to  
10 put their proposals together, it's just a rolling  
11 deadline that you can submit that to DHCD at any time.  
12 That's not an unusual situation. There are certainly  
13 other funding sources in state and city that that works.  
14 And I can say as a developer that helps me a lot.  
15 Because if there's only one time a year that I can put in  
16 a funding application, that one is going to delay being  
17 able to do projects greatly. And if it's rolling, it  
18 just helps keeps things moving along a lot faster. So  
19 I'm also, I'm going to send an e-mail to both Jay and  
20 Stacy with that as well because I know that's kind of a  
21 totally different direction than what we've been talking

1 about, but I think it's important. It's something that  
2 we should think about. Okay.

3 MR. BOWERS: Thank you.

4 MR. HILL: So I just want to follow-up on what  
5 I heard, two things I heard from Tisha and Ms. Vern.  
6 It's Ms. Vern's point -- my understanding is Tench  
7 Tilghman Elementary over on the east side could post this  
8 meeting next August. So I'd like to move that if it's  
9 available that we hold the meeting at Tench Tilghman  
10 Elementary School. And then I'll move following up on, I  
11 think it was Tisha's point, that we have -- we try to  
12 have a work session involving DHCD to kind of look at  
13 some of these recommendations, and drill down on those a  
14 little bit further for the next meeting in August.

15 MR. BOWERS: All right. So there is a -- oh,  
16 yes, ma'am. There is a motion on the floor. Let me see  
17 if there is a second on the motion.

18 MR. HAUSSLING: Second.

19 MR. BOWERS: Second by Damien Haussling.

20 Discussion. Ms. Tisha, go.

21 MS. GUTHRIE: Just for the record, we also have

1 hopefully for September the Dean of the School of Public  
2 Health at Morgan as well as a partner with the Trust Fund  
3 Commission to hold the meeting on the campus.

4 MR. BOWERS: So it's been moved and seconded to  
5 have the next meeting, if it's available, at Tench  
6 Tilghman Elementary School. Any other further discussion  
7 on that?

8 UNIDENTIFIED SPEAKER: Address to the school?

9 MR. BOWERS: That will all be provided in the  
10 -- yes, there is an address.

11 UNIDENTIFIED SPEAKER: 600 North Patterson Park  
12 Avenue.

13 MR. BOWERS: And that is not the location.  
14 Please make sure to check your list. We'll have to make  
15 sure it's available. But if it's available, any  
16 objection? If there's no objection, all in favor of that  
17 being the location for our next meeting, if it's  
18 available, say aye.

19 UNIDENTIFIED SPEAKERS: Aye.

20 MR. BOWERS: All opposed, nay.

21 MR. BOWERS: The ayes have it. So we will

1 inform Commission Members and the public if that is the  
2 location indeed. So we will do that.

3 Then, Matt, I heard you said you had a second  
4 motion to have a working group session drill down with  
5 DHCD staff and Commission Members on the document that  
6 was presented tonight. Is that the motion?

7 MR. HILL: Correct.

8 MR. BOWERS: Is there a second on that motion?

9 MR. GUTHRIE: Second.

10 MR. BOWERS: It's been seconded by Ms. Guthrie.  
11 Did I hear that? Okay.

12 Any discussion on that motion?

13 And what I assume in that is subject to  
14 availability of Commission Members and the DHCD staff.

15 MR. HILL: Yes. Yeah.

16 MR. BOWERS: All right. Any other discussion?

17 Yes, discussion?

18 MS. JOYNES: I'll try to talk loud. So I just  
19 want it to go on the record first that the guidelines  
20 that Peter presented here I am fully in support of. I  
21 did read through the report, and would like for these

1 guidelines to be considered for categories for criteria  
2 for any projects that are coming out of this Fund. And  
3 then just lastly, I want to thank the Curtis Bay Rec  
4 Center for holding us -- hosting us here tonight. And  
5 the Rec Center, I think the Director is over there.  
6 Thank you so much for --

7 MR. BOWERS: Any other discussion on the motion  
8 to have the drill down with the Department?

9 MS. GUTHRIE: I just want to confirm that it  
10 would be before the next --

11 MR. BOWERS: Yes. The motion is trying to have  
12 that drill down with the Department staff before the  
13 August meeting.

14 Any other discussion on that?

15 All in favor, say aye.

16 UNIDENTIFIED SPEAKERS: Aye.

17 MR. BOWERS: Any opposed say nay.

18 Okay. So we'll attempt to have that  
19 conversation with the Department.

20 A couple of last things in closing. Well,  
21 Ms. Joynes, let me say. So I've heard you ask or state

1 that you are in support of these guidelines and  
2 suggestions. May I ask that instead of the Commission  
3 having a vote on that tonight that we allow folks to read  
4 over this, and then, and do the drill down with the  
5 Department, and at the next public meeting have that  
6 dialog, and then perhaps entertain that kind of formal  
7 motion for support of all the guidelines after that.

8 MS. JOYNES: Yeah, that's fair. I was just for  
9 myself.

10 MR. BOWERS: Sure. Sure. The record will  
11 reflect. Absolutely.

12 So a couple of things just in terms of closing.  
13 One, I do want to remind those who are here or those who  
14 came in after we -- near the beginning. That from the  
15 last -- we heard a lot of folks who spoke, and Peter as  
16 well, talking about the permanent affordability, that the  
17 Commission at the last meeting, again, the transcript on  
18 page 67, notes that let the minutes reflect that at this  
19 meeting tonight there was a recommendation made to the  
20 Department to seek a goal, as a goal deep income  
21 targeting and maximizing affordability terms. So even at

1 that level, and we know we got to go deeper in general,  
2 but even last month the Commission made that as a  
3 recommendation on the record to the Department. So I  
4 wanted to make that clear.

5           Secondly, let me do a few last things before we  
6 adjourn. I want to say a big thanks to Peter Sabonis for  
7 the presentation tonight. Thank you, Peter. And to all  
8 of those who put in work on the Board for giving us a  
9 Commission, and to all of those in our -- in the industry  
10 and the community something to respond to. I want to say  
11 thanks to our translator who was here. I want to say  
12 thanks to our good friend who is doing the transcript  
13 services tonight. I want to echo the thanks to the staff  
14 at Curtis Bay Recreation Center for your hospitality and  
15 kindness on getting us set up. I want to thank our  
16 friends from the Department, again, who don't work on the  
17 Trust Fund, from DHCD staff who are here who helped us  
18 make sure we were set up and ready. So thank you,  
19 ladies. Appreciate it. I want to thank -- Councilmember  
20 Bullock was here earlier. I think he may be gone, but he  
21 was here earlier. So I want to thank him for his

1 presence.

2           And, finally, last two things. I want to thank  
3 the Commission Members for your engagement and for  
4 staying here, and your patience tonight, and your  
5 involvement tonight. And the final thing, and this is  
6 not cliché, I want to say thanks to all of you for the  
7 work that you have done as community to engage. This is  
8 a marathon, not a sprint. And, yet, we need to run with  
9 urgency. So let me say that again. This is a marathon.  
10 It's not a sprint. And, yet, we need to run with urgency  
11 because there are people who are in need, who have urgent  
12 needs. So I want to thank you all for your involvement.  
13 Keep at it. Keep with us. To Ms. Destiny in the  
14 audience, we may not fight, but we sure going to wrestle  
15 when we need to wrestle. But that's the kind of attitude  
16 we have to have for all of us that we are willing to roll  
17 up our sleeves and engage on these issues. And I would  
18 say to everyone, don't be afraid to disagree, but also  
19 understand when we're in agreement. All right.

20           So, again, with that, with no further ado, it  
21 is 8:06 p.m.

1           MR. HAUSSLING: I just wanted to say that  
2 Puerto Rico is part of the United States.

3           MR. BOWERS: All right. 8:07 p.m. This  
4 meeting is officially adjourned.

5           (Whereupon, the meeting adjourned at 8:07 p.m.,  
6 on July 23, 2019.)

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C E R T I F I C A T E

This is to certify that the foregoing  
transcript in the matter of:

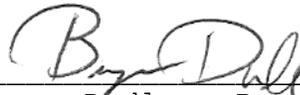
AFFORDABLE HOUSING TRUST FUND COMMISSION MEETING

BEFORE: DAVID BOWERS, President

DATE: July 23, 2019

PLACE: Curtis Bay Recreation Center

Represents the full and complete proceedings of the  
aforementioned matter as reported and reduced to  
typewriting by Free State Reporting, Inc.



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Bryson Dudley, Reporter  
Free State Reporting, Inc.